

030.A

0003

0073.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

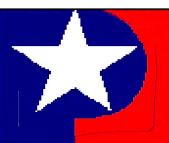
876,800 / 876,800

USE VALUE:

876,800 / 876,800

ASSESSED:

876,800 / 876,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
71-73		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #: 73

Owner 1: LINZ MARIANNA

Owner 2: ZOOGMAN PETER

Owner 3:

Street 1: 73 HARLOW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 71-73 HARLOW STREET LLC -

Owner 2: -

Street 1: 43 6TH ST

Twn/City: MEDFORD

St/Prov: MA Cntry

Postal: 02155

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 1969 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8423																

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
102								0.000		876,800						876,800						421180	
																		GIS Ref					
																		GIS Ref					
																		Insp Date					
																		04/20/20					

USER DEFINED

Prior Id # 1:	20989
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		030.A-0003-0073.0	
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV		876,800	0	.	876,800		Year end	12/23/2021	
2021	102	FV		851,100	0	.	851,100		Year End Roll	12/10/2020	

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
71-73 HARLOW ST	72561-569	2	5/6/2019		890,000	No	No								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/20/2020									4/20/2020	Measured	PT	Paul T

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv		Full Bath: 2	Rating: Very Good	MASTER DEED. BK 72539 PG 537.														
Sty Ht: 2 - 2 Story		A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:															
Foundation: 2 - Conc. Block		A 3QBth: 1	Rating:															
Frame: 1 - Wood		1/2 Bath: 1	Rating:															
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:															
Sec Wall: 1	%	OthrFix: 1	Rating:															
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID												
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: # Units														
Color: TAN		A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:		Frl: 1	Rating:	Other														
GENERAL INFORMATION				WSFlue: 1	Rating:	Upper												
Grade: C - Average				Lvl 2														
Year Blt: 1916	Eff Yr Blt: 2018	Total Units: 1	Floor: 1	Lvl 1														
Alt LUC: 1	Alt %: 1	Name: 52.000000000	Override: 1	Lower														
Jurisdct: G21	Fact: .	Total: 0.2	Total: 0.2	Totals	RMS: 9	BRs: 3	Baths: 2	HB										
Const Mod:		CONDO INFORMATION				REMODELING				RES BREAKDOWN								
Lump Sum Adj:		Location:		Exterior:	No Unit	RMS	BRs	FL										
INTERIOR INFORMATION				Interior:	1	9	3											
Avg Ht/FL: STD		Functional:		Additions:														
Prim Int Wal: 2 - Plaster		Economic:		Kitchen:														
Sec Int Wall: 1	%	Special:		Baths:														
Partition: T - Typical		Override:		Plumbing:														
Prim Floors: 3 - Hardwood		Total: 0.2	Total: 0.2	Electric:														
Sec Floors: 1	%			Heating:														
Bsmt Flr: 12 - Concrete				General:														
Subfloor:		CALC SUMMARY				COMPARABLE SALES				REMODELING				RES BREAKDOWN				
Bsmt Gar:		Basic \$ / SQ: 305.00	Size Adj.: 1.18326557	Const Adj.: 1.04979002	Adj \$ / SQ: 378.865	Other Features: 90691	Grade Factor: 1.00	NBHD Inf: 1.04999995	NBHD Mod: 1.00	LUC Factor: 1.00	Adj Total: 878510	Depreciation: 1757	Depreciated Total: 876753	WtAv\$/SQ:	AvRate:	Ind.Val		
Electric: 3 - Typical																		
Insulation: 3 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID				030.A-0003-0073.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:				Total:									
SKETCH																		
UnSketched SubAreas: GLA: 1969,																		
SUB AREA																		
SUB AREA DETAIL																		
IMAGE																		
AssessPro Patriot Properties, Inc																		